



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
October 27, 2015**

**The Planning Commission convened in a regular meeting on October 27, 2015@ 301 W. 2<sup>nd</sup> Street,  
Austin, TX 78701**

**Chair Stephen Oliver called the Commission Meeting to order at 6:03 p.m.**

**Commission Members in Attendance:**

**Stephen Oliver - Chair  
Fayez Kazi – Vice - Chair  
Tom Nuckols  
James Schissler  
Patricia Seeger (*Present, left early*)  
James Shieh  
Jean Stevens  
Jose Vela  
Trinity White  
Michael Wilson  
Nuria Zaragoza  
William Burkhardt – Ex-Officio  
Howard Lazarus – Ex-Officio  
Dr. Jayme Mathias – Ex-Officio**

**Jeffrey Thompson – Absent  
1 Vacancy**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION: GENERAL**

1. Stuart Hersh – Conveyed to the Planning Commission his concern and the issue of the growing number of unlicensed Bed and Breakfast businesses throughout the City. He emphasized the lack of coordination of regulations between various chapters of the City Code pertaining to this use. Mr. Hersh requested that the Commission review and coordinate the definitions, occupancy standards and licensing standards to ensure consistency within the City Code.

**B. APPROVAL OF MINUTES**

1. Amend approved minutes from August 25, 2015; amended to correct a scrivener’s error in the vote tally of item C-17.

The motion to amend the minutes from August 25, 2015 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

2. Approval of minutes from October 13, 2015.

The motion to approve the minutes from October 13, 2015 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

**C. PUBLIC HEARINGS**

1. **Plan Amendment:** **NPA-2015-0009.01 - NPA 1800 Pennsylvania Avenue; District 1**  
Location: 1800 Pennsylvania Ave., Boggy Creek Watershed  
Owner/Applicant: Greater Mount Zion Baptist Church  
Agent: Organization of Central East Austin Neighborhoods (Central East Austin Planning Contact Team)  
Request: Civic to Single Family  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff’s recommendation for Single Family land use for NPA-2015-0009.01 - NPA 1800 Pennsylvania Avenue was approved on the consent agenda by Commissioner Nuria

Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 2. Plan Amendment: NPA-2015-0009.02 - Greater Mount Zion Baptist Church FLUM Change; District 1**
- Location: 1801 & 1809 Pennsylvania Avenue and 1170 Chicon Street, Boggy Creek Watershed
- Owner/Applicant: Owner: Greater Mount Zion Baptist Church; Applicant: City of Austin, Planning & Zoning Dept. (Jerry Rusthoven)
- Agent: DuBois Bryant & Campbell, LLP (Henry Gilmore)
- Request: Civic and Single Family to Multifamily
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for Multifamily Family land use for NPA-2015-0009.02 - Greater Mount Zion Baptist Church was approved by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 9-1; Commissioner Michael Wilson voting nay; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

- 3. Rezoning: C14-2015-0130 - Mt. Zion Properties Rezoning; District 1**
- Location: 1801 & 1809 Pennsylvania Avenue and 1170 Chicon Street, Lady Bird Lake Watershed
- Owner/Applicant: Greater Mount Zion Baptist Church (Henry Gilmore)
- Agent: City of Austin (Jerry Rusthoven)
- Request: GO-NP and SF-3-NP to MF-4-CO-NP
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

There was a motion by Commissioner James Schissler, and seconded by Commissioner Jose Vella to grant MF-4-CO-NP; the conditional overlay is to limit land uses to MF-1. Friendly amendment made by Commissioner Trinity White and accepted by Commissioner Schissler to prohibit curb cuts along Pennsylvania Avenue. There was a friendly amendment by Commissioner James Shieh to limit development to two stories along Pennsylvania Avenue. Friendly amendment not accepted by the maker. There was a friendly amendment offered by Commissioner Tom Nuckols to eliminate the previous provision of curb cuts along Pennsylvania. The amendment was accepted by Commissioner James Schissler (maker). The motion failed (*due to lack of a vote in the affirmative*) on a vote of 6-4. Those voting nay were: Commissioner James Shieh, Commissioner Jean Stevens, Commissioner Trinity White and Commissioner Nuria Zaragoza.

Motion by Commissioner Nuria Zaragoza, and seconded by Commissioner Jean Stevens to grant MF-4-CO-NP. Conditional overlays are as follows: limit land uses to MF-1, no unit cap, and no structure shall exceed two stories or 35 feet in height within 25 feet of the property line adjacent to Pennsylvania Avenue. The motion prevailed on a vote of 9-1; Commissioner Michael Wilson voted

may; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

**4. Neighborhood Plan Aendment: NPA-2015-0015.01 - Kingsbery Community Solar Project; District 3**

Location: 5017-1/2 Alf Avenue & 5109 ½ Wilcox Avenue, Tannehill Branch Creek Watershed  
Owner/Applicant: City of Austin (Pamela England)  
Agent: PowerFin Partners (Katie Ngo)  
Request: Amend the future land use map (FLUM) from Single-Family and Recreation/Open Space to Utilities  
Staff Rec.: **Recommended**  
Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff’s recommendation for Utilities land use for NPA-2015-0015.01 - Kingsbery Community Solar Project was approved by Commissioner Jean Stevens, Commissioner Nuria Zaragoza seconded the motion on a vote of 9-0-1; Chair Steven Oliver recused himself from this item due to a conflict of interest; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson were absent; 1 vacancy on the Commission.

**5. Rezoning: C14-2015-0101 - Kingsbery Community Solar Project; District 3**

Location: 5017 ½ Alf Avenue and 5109 ½ Wilcox Avenue, Tannehill Branch Creek Watershed  
Owner/Applicant: City of Austin (Pamela England)  
Agent: PowerFin Partners (Katie Ngo)  
Request: P-NP and SF-3-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff’s recommendation for P-NP combining district zoning for C14-2015-0101 - Kingsbery Community Solar Project was approved by Commissioner Jean Stevens, Commissioner Nuria Zaragoza seconded the motion on a vote of 9-0-1; Chair Steven Oliver recused himself from this item due to a conflict of interest; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson were absent; 1 vacancy on the Commission.

**6. Plan Amendment: NPA-2015-0015.02 - Little Folks Daycare; District 1**

Location: 5700 and 5702 Reicher Drive, Fort Branch Watershed  
Owner/Applicant: Nelda Frasier  
Agent: Vince Huebinger, Vince Gerard and Assoc., Inc.  
Request: Single Family to Office  
Staff Rec.: **Recommended**  
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for Office land use for NPA-2015-0015.02 - Little Folks Daycare was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 7. Rezoning: C14-2015-0108 - Little Folks Daycare; District 1**  
Location: 5700 & 5702 Reicher Drive, Fort Branch Creek Watershed  
Owner/Applicant: Little Folks Daycare (Nelda Frasier)  
Agent: Vincent Gerard and Associates, Inc. (Vince Huebinger)  
Request: SF-3-NP to NO-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for NO-NP combining district zoning for C14-2015-0108 - Little Folks Daycare was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 8. Plan Amendment: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1**  
Location: 4717 Turner Lane, Walnut/Little Walnut Creek Watersheds  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group, P.C. (Stephen Rye)  
Request: Higher Density Single Family, Transportation, and Commercial to Civic  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

The motion to postpone this item to December 8, 2015 with the public hearing open was approved by Commissioner Nuria Zaragoza, Commissioner James Shieh seconded. The motion prevailed on a vote of 11-0; Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

- 9. Rezoning: C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1**  
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group, P.C. (Stephen Rye)  
Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP  
Staff Rec.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

The motion to postpone this item to December 8, 2015 with the public hearing open was approved by Commissioner Nuria Zaragoza, Commissioner James Shieh seconded the motion. The friendly amendment by Commissioner Trinity White to instruct staff to furnish additional transportation information was accepted by the maker. The motion prevailed on a vote of 11-0; Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

- 10. Plan Amendment:** **NPA-2015-0028.01 - Cameron Skilled Nursing Facility; District 4**  
 Location: 8324 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)  
 Agent: Jana Rice  
 Request: Industry to Office  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for Office land use for NPA-2015-0028.01 - Cameron Skilled Nursing Facility was approved by Commissioner Nuria Zaragoza, Chair Steven Oliver seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself from this item due to a conflict of interest; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 11. Rezoning:** **C14-2015-0100 - Cameron Skilled Nursing Facility; District 4**  
 Location: 8324 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)  
 Agent: Jana Rice  
 Request: LI-NP to GO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for GO-NP combining district zoning for C14-2015-0100 - Cameron Skilled Nursing Facility was approved by Commissioner Nuria Zaragoza, Chair Steven Oliver seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself from this item due to a conflict of interest; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 12. Rezoning:** **C14-2014-0198 - One Two East; District 1**  
 Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed  
 Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)  
 Agent: Drenner Group. P.C. (Stephen Rye)  
 Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning  
 Staff Rec.: **Recommended with conditions**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department

Motion by Commissioner Jean Stevens, seconded by Commissioner James Shieh to grant staff postponement to December 8, 2015 was approved on a vote of 7-4. Chair Stephen Oliver; Vice-Chair Faye Kazi; Commissioner James Schissler, and Commissioner Michael Wilson voting nay; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**13. Rezoning:** **C14-2015-0047 - 2303-2309 Thornton Road; District 5**  
Location: 2303-2309 Thornton Road, West Bouldin Creek Watershed  
Owner/Applicant: UT Land Co, Ltd  
Agent: Alice Glasco & David Hartman  
Request: CS to CS-MU-V  
Staff Rec.: **Recommendation of CS-MU-CO**  
Staff: Andy Moore, 512-974-2786, andrew.moore@austintexas.gov  
Planning and Zoning Department

The motion to postpone this item to November 10, 2015 by request of staff was granted by Commissioner Nuria Zaragoza, Chair Oliver seconded the motion on a vote of 9-0-2; Commissioner James Schissler and James Shieh recused due to conflicts of interest; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**14. Rezoning:** **C14-2015-0091 - 1900 Burton Drive and 1901 Mariposa Drive; District 3**  
Location: 1900 Burton Dr. & 1901 Mariposa Dr., Lady Bird Lake (Urban) Watershed  
Owner/Applicant: Richard J. Bruggeman  
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)  
Request: MF-2 & MF-3 to MF-4-CO  
Staff Rec.: **Recommendation of MF-4-CO**  
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

The motion to postpone this item to November 10, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**15. Rezoning:** **C14-2015-0118 - Emerald Forest @ William Cannon Rezoning; District 2**  
Location: 6707 Emerald Forest Drive, Williamson Creek / South Boggy Creek Watersheds  
Owner/Applicant: JBS Holdings, LP (Sheri Krause)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP; LO-NP to LR-MU-NP  
Staff Rec.: **Recommendation of LR-MU-CO-NP**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation for LR-MU-CO-NP combining district zoning for C14-2015-0118 - Emerald Forest @ William Cannon Rezoning by Commissioner Tom Nuckols, Commissioner Nuria Zaragoza seconded the motion was approved on a vote of 10-0-; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

Conditional Overlays are as follows:

- 1) 2, 000 vehicle trip limit

- 2) Prohibit service station and alternative financial services.
- 3) A drive-in service is a conditional use.
- 4) Limit height to two stories and 35 feet.
- 5) Require a 10' wide undisturbed vegetative buffer with maintenance provisions along the north property line.
- 6) Limit noise level to 70 dB along the north property line.

**16. Rezoning: C14-2015-0121 - 1023 Springdale; District 3**  
 Location: 1023 Springdale Road, Tannehill Branch and Boggy Creek Watersheds  
 Owner/Applicant: Daryl Kunik  
 Agent: South Llano Strategies (Glen Coleman)  
 Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning  
 Staff Rec.: **Postponement request by Staff to November 10, 2015**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department

The motion to postpone this item to November 10, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**17. Code Amendment: C20-2015-012 - Short-Term Rentals**  
 Request: Consider amendments to Title 25 of the City Code related to short-term rentals  
 Staff Rec.: **Recommended**  
 Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov  
 Law

The motion to postpone this item to December 8, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**18. Code Amendment: C20-2015-015 - Short-Term Rentals Type 2 License Suspension**  
 Request: Consider an amendment to Title 25 of the City Code to suspend the issuance of new short-term rental Type 2 licenses  
 Staff Rec.: **Recommended**  
 Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov  
 Law

The motion to approve an amendment to Title 25 of the City Code to suspend the issuance of new short-term rental Type 2 licenses was approved by Commissioner Jean Stevens, Commissioner Tom Nuckols seconded on a vote of 8-2; Vice-Chair Faye Kazi and Commissioner James Schissler voted nay. Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson absent; 1 vacancy on the Commission.

**19. Site Plan and Waiver: SPC-2015-0143B - Block 188; District 9**  
 Location: 202 Nueces St., Lady Bird Lake (Urban) Watershed  
 Owner/Applicant: COA, Economic Development Department (Fred Evins)  
 Agent: Jones & Carter (Jim Schissler, P.E.)  
 Request: Request approval of a site plan located in the North Shore Central Waterfront Overlay Subdistrict. WAIVER: Request a waiver to allow a building to encroach in to a required building envelope which is delineated by 70 degree angle starting at a line  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov  
 Development Services Department

The motion to postpone this item to November 10, 2015 by request of staff was approved by Commissioner Nuria Zaragoza, Chair Steven Oliver seconded the motion on a vote of 9-0-2; Vice-Chair Fayez Kazi and Commissioner James Schissler both recused from this item due to conflicts of interest; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**20. Resubdivision: C8-2013-0118.1A - Lightsey Two's Resubdivision of Lot 20, Theodore Low Heights District 5**  
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed  
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)  
 Agent: PSW Real Estate LLC (Casey Giles)  
 Request: Approve the resubdivision of one lot into 16 residential lots on 4.015 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department

The motion to grant staff's recommendation for C8-2013-0118.1A - Lightsey Two's Resubdivision of Lot 20, Theodore Low Heights was approved by Commissioner James Schissler, Commissioner Tom Nuckols seconded the motion on a vote of 9-0-1; Commissioner Jean Stevens abstained; Commissioner Patricia Seeger (*left early*) and Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**21. Resubdivision: C8-2014-0213.0A - Lightsey Two's Second Resubdivision of Lot 20, Theodore Low Heights District 5**  
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed  
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)  
 Agent: PSW Real Estate LLC (Casey Giles)  
 Request: Approve the resubdivision of 16 lots into 30 residential lots on 4.015 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department

The motion to grant staff's recommendation for C8-2014-0213.0A - Lightsey Two's Second Resubdivision of Lot 20, Theodore Low Heights was approved by Commissioner Tom Nuckols, Vice-Chair Fayez Kazi seconded the motion on a vote of 7-3; Commissioners Jean Stevens, Trinity

White and Nuria Zaragoza voted nay; Commissioner Patricia Seeger (left early) and Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**22. Resubdivision: C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision; District 5**

Location: 1405 Rabb Rd., Lady Bird Lake Watershed  
Owner/Applicant: JP Custom Homes, LLC (Justin Poses)  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of the resubdivision of an existing lot and a portion of unplatted land into a three lot subdivision on 0.567 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

The motion to postpone this item to November 10, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**23. Final Plat - Resubdivision - VARIANCE ONLY: C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E; Resubdivision; District 3**

Location: 3014 Sunridge Drive, Country Club East Watershed  
Owner/Applicant: John & Lisa Marie Gyori  
Agent: Consort, Inc (Mark T. Burson)  
Request: The applicant requests a variance from LDC Section 25-4-175(A)(2) in order to resubdivide lots with a flag lot design.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

The motion to grant staff recommendation for C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E; Resubdivision was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

**24. Final Plat: C8-2015-0211.0A - Amended Plat of Lots 22 & 23 Shoal Terrace; District 9**

Location: 1009 Gaston Avenue, Shoal Creek Watershed  
Owner/Applicant: MCD Edserock (Matt Butterfield)  
Agent: Hector Avila  
Request: Approval of Amended Plat of Lots 22 & 23 Shoal Terrace composed of 2 lots on 1 acre  
Staff Rec.: **Disapproval**  
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

25. **Final Plat:** **C8-2015-0216.0A - 8611 Centre Subdivision; District 10**  
 Location: 8611 N. Mopac Expressway, Shoal Creek Watershed  
 Owner/Applicant: Gerald Kucera  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Approval of 8611 Centre Subdivision composed of 1 lot on 2.316 acres  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
 Development Services Department
26. **Final Plat:** **C8-2015-0217.0A - El Mirando Subdivision; District 3**  
 Location: 6332 El Mirando Street, Country Club East Watershed  
 Owner/Applicant: Morales Development LLC (Amy F. or Peter Morales)  
 Agent: Morales Development LLC (Amy F. or Peter Morales)  
 Request: Approval of El Mirando Subdivision composed of 1 lot on 0.274 acres  
 Staff Rec.: **Disapproval**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
27. **Final Plat:** **C8-2015-0218.0A - Berkman Terrace; District 1**  
 Location: 6207 Berkman Drive, Boggy Creek Watershed  
 Owner/Applicant: Empirico Development (Kevin Smith)  
 Agent: Hector Avila  
 Request: Approval of Berkman Terrace composed of 5 lots on 0.89 acres  
 Staff Rec.: **Disapproval**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
28. **Final Plat -** **C8-2015-0219.0A - 8100 Cameron Road; District 4**  
**Previously**  
**Unplatted:**  
 Location: 8100 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: Oxley Leasing of Austin, LLC  
 Agent: Kimley, Horn & Assc, INC. (Robert J. Smith)  
 Request: Approval of 8100 Cameron Road composed of 2 lots on 6.062 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 29. Final Plat - C8-2015-0220.0A - St. Stephen's Square Phase Three; District 1**  
**Previously Unplatted:**  
 Location: 5001 Pecan Springs Road, Fort Branch Watershed  
 Owner/Applicant: Weichert Family (Luke & Peni Ellis) (Christopher & Carianne Schulte) (Steven D. Reynolds)  
 Agent: GICE, Inc. (Norma Divine)  
 Request: Approval of St. Stephen's Square Phase Three composed of 1 lot on 6.36 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

The motion to grant staff recommendation for C8-2015-0220.0A - St. Stephen's Square Phase Three was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 10-0-1; Commissioner Michael Wilson recused himself from this item due to a conflict of interest; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 30. Final Plat - C8-2015-0221.0A - 2101 Montopolis Drive; District 3**  
**Resubdivision:**  
 Location: 2101 Montopolis Drive, Carson Creek Watershed  
 Owner/Applicant: AARES, Inc (Benjamin Siewert)  
 Agent: Atkins (Terry Reynolds)  
 Request: Approval of the 2101 Montopolis Drive composed of 2 lots on 2.0 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 31. Final Plat - C8-2015-0222.0A - Cary Vista; District 10**  
**Resubdivision:**  
 Location: 3305 Jamesborough Street, Taylor Slough North Watershed  
 Owner/Applicant: Clayton S and Karen C Cary  
 Agent: KBGE (Brian Estes)  
 Request: Approval of the Cary Vista composed of 2 lots on 0.787 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearing Closed

The motion to disapprove Items 24-28, 30 and 31 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 32. Encroachment of Right-of-Way: F#9514-1504; District 9**  
 Request: Encroachment of the 20th Street right-of-way and adjacent alley by an exterior building wall, a brick garden wall, and a roof overhang.  
 Staff Rec.: **Recommended**  
 Staff: Eric Hammack, 512-974-7079, eric.hammack@austintexas.gov  
 Office of Real Estate Services

The motion to grant staff recommendation for the encroachment of the 20<sup>th</sup> Street right-of-way was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 33. Heritage Tree Variance: 504 East 8th Street Heritage Tree Variance; District 9**  
 Location: 504-508 East 8th Street, Shoal Creek Watershed  
 Owner/Applicant: Barton Creek Capital LLC  
 Request: The applicant is requesting to remove two Heritage Trees with stems greater than 30 inches as allowed under LDC 25-8-643  
 Staff Rec.: **Recommended**  
 Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov  
 Development Services Department

The motion to postpone this item to November 10, 2015 by request of the applicant was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Jeffrey Thompson was absent; 1 vacancy on the Commission.

- 34. Briefing/Status Update: Status Update on CodeNEXT**  
 Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov  
 Planning and Zoning Department

Presentation and briefing given by Jim Robertson.

**D. NEW BUSINESS**

- New Business:**  
 Request: Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

Item tabled to the November 10, 2015 meeting.

**E. ITEMS FROM COMMISSION**

Request for follow-up briefing regarding CodeNext on December 8, 2015. (Planning and Zoning Department)

#### **F. COMMITTEE REPORTS**

Small Area Planning and Joint Committee – Commissioner Jean Stevens stated the next meeting would take place on November 4, 2015 at 6:00 PM.

Codes and Ordinances Subcommittee – Commissioner Nuria Zaragoza stated the upcoming meeting will focus on possible amendments to Title 25 of the City Code related to short-term rentals.

Committee on Comprehensive Planning – Chair Steven Oliver stated the Committee will meet on November 5, 2015 at 6:00 P.M.

Carport and Garage Exemption Working Group – Commissioner Trinity White stated the group will continue to meet in order to vet the issue.

#### **G. ADJOURN**

**Chair Stephen Oliver adjourned the meeting without objection on Wednesday, October 28, 2015 at 12:24 A.M.**